



Memorandum

TO: Historic Landmarks Commission

FROM: Courtney Damkroger

SUBJECT: HP02-016 / H02-043

DATE: September 19, 2002

CONSTRUCTION OF A DETACHED GARAGE IN THE HENSLEY HISTORIC DISTRICT.

APPROVED:

DATE:

BACKGROUND

The applicant, Alan Smith, is proposing to demolish an existing garage and carport and construct a 650 square foot detached garage for an existing duplex in the Hensley Historic District. The 0.13 gross acre site is located at 322-324 N. Fourth Street, on the east side of Fourth Street, approximately 130 feet north of E. Julian Street. The site is zoned R-M multi-family residential, and is located within the Hensley Historic District. The General Plan Land Use Designation is Medium Density Residential (8-16 DU/AC), which provides for the duplex use. The surrounding land uses are residential to the north, south, east and west.

The Site Development permit would allow construction of the garage, and the associated driveway improvements.

The Historic Landmarks Commission's comments will be forwarded to the Director of Planning and the permit is scheduled for consideration at a public hearing by the Director of Planning, on October 16, 2002.

ANALYSIS

The existing duplex is referred to as Colonial Revival c. 1905 in the San Jose Inventory and is a contributor to the City Landmark and National Register historic districts. The house has a combination of lap and shingle siding, with decorative 1" trim laid out in an alternating brick pattern on the pediment of the house. The house also has a semicircular attic vent near the ridge of the roof. There is no State Inventory (DPR) form for this building.

The applicant is proposing a 650 square foot garage, measuring 22' in depth by 29 ½' in width. The proposed garage conforms to the height requirements for accessory structures, having an average roof height of less than 12 feet.

The proposed garage would be constructed approximately 55' behind the existing house. From the street, the house would almost completely screen the proposed garage from view.



From the site plan and site photographs, it has been determined that the site currently has three legal parking spaces. The applicant is proposing four parking spaces, two covered and two uncovered, in conformance with current Zoning Ordinance requirements.

The applicant is proposing to use shingle siding on the garage, replicating the shingle siding on the house and to paint it in the same shade. The applicant is also proposing to duplicate the semi-circular roof vent, the 1" wood trim on the pediment of the garage, and the 8" wide wood trim around the windows and doors of the garage.

The two features of the garage that the applicant is proposing that are distinctively modern are the roll-up garage door along the front elevation and the sliding window along the south side elevation. Given the location of the garage, at the back of the property and behind the house, these two features would be difficult to see from the street.

The proposal would be considered categorically exempt under Section 15303 (e) of the CEQA Guidelines, because the proposal consists of the construction of a small accessory structure, with no changes proposed to the existing historic structure.

RECOMMENDATION

Staff is recommending that the Historic Landmarks Commission recommend approval of the garage, and forward the recommendation on to the Director of Planning for the October 16, 2002 hearing.

Courtney Damkroger
Historic Preservation Officer

Attachments

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